155.0	0002	0012.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	682,700	/	682,700
USE VALUE:	682,700	/	682,700
ASSESSED:	682,700	/	682,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
168		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	YIN HAO & TREEWORAWAT ORANUT
Owner 2:	
Owner 3:	
Street 1:	168 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PATTAROPONG MARNA -
Owner 2:	-
Street 1:	168 RHINECLIFF ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,860 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Aluminum Exterior and 1452 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5860.000	306,900	400	375,400	682,700
Total Card	0.135	306,900	400	375,400	682,700
Total Parcel	0.135	306,900	400	375,400	682,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 470.18 | /Parcel: 470.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 103024
GIS Ref:
GIS Ref:
Insp Date: 07/27/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 155.0-0002-0012.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	306,900	400	5,860.	375,400	682,700	682,700	Year End Roll	12/18/2019
2019	101	FV	246,400	400	5,860.	375,400	622,200	622,200	Year End Roll	1/3/2019
2018	101	FV	246,400	400	5,860.	316,400	563,200	563,200	Year End Roll	12/20/2017
2017	101	FV	246,400	400	5,860.	289,600	536,400	536,400	Year End Roll	1/3/2017
2016	101	FV	246,400	400	5,860.	246,700	493,500	493,500	Year End	1/4/2016
2015	101	FV	233,100	400	5,860.	214,500	448,000	448,000	Year End Roll	12/11/2014
2014	101	FV	232,500	400	5,860.	198,400	431,300	431,300	Year End Roll	12/16/2013
2013	101	FV	232,500	400	5,860.	188,700	421,600	421,600		12/13/2012

!12143!

PRINT

Date	Time
12/11/20	02:15:16

LAST REV

Date	Time
10/15/18	11:34:08

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12143

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PATTAROPONG MA	62045-501		6/18/2013		480,000	No	No		
ELLIOT SCOTT A/	47985-290		8/15/2006		461,000	No	No		
FORREST DAVID J	35352-75		4/26/2002		409,900	No	No		
HINGHAM MARGARE	27534-38		7/31/1997		212,500	No	No		Y

USER DEFINED

Prior Id # 1:	103024
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2018	983	Addition	57,000	C				
7/2/1998	431	Manual	1,200					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
10/17/2008	Meas/Inspect	189	PATRIOT
12/20/2006	MLS	MM	Mary M
8/16/2002	MLS	MM	Mary M
1/14/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
11/24/1999	Measured	270	PATRIOT
7/19/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5860		Sq. Ft.	Site		0	70.	0.92	7			Heavy T	-10					375,353						375,400	

Total AC/HA: 0.13453 | Total SF/SM: 5860 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 375,353 | Spl Credit | Total: 375,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	417040
Depreciation:	110099
Depreciated Total:	306942

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

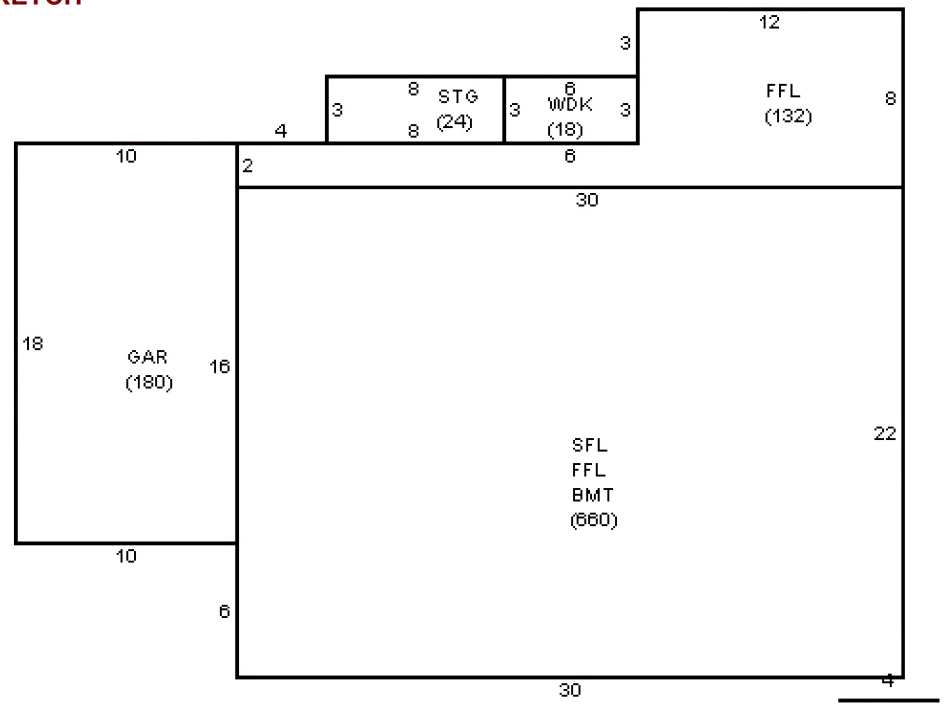
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	792	175.480	138,982
BMT	Basement	660	52.640	34,746
SFL	Second Floor	660	175.480	115,818
GAR	Garage	180	28.890	5,199
STG	Storage	24	14.330	344
WDK	Deck	18	16.000	288

Net Sketched Area:	2,334	Total:	295,377
Size Ad	1452	Gross Are	2334	FinArea	1452
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	193.03
Special Features:	0	Val/Su Net:	131.49
Final Total:	306900	Val/Su SzAd	211.36

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 155.0-0002-0012.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12 X 10	A	AV	1970	5.38	T	39.2	101			400			400

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400